Verified RealEstate™

REFERENCE
SWP/BPA/890911/2026

ISSUED
29 September 2026

PP APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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OMR Thoraipakkam,
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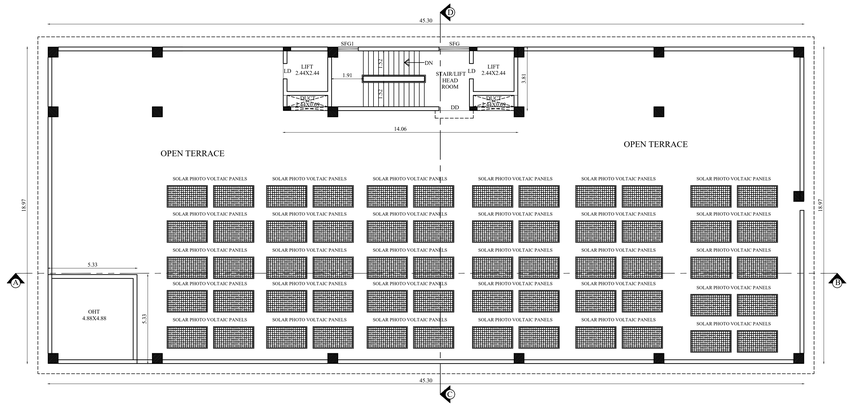
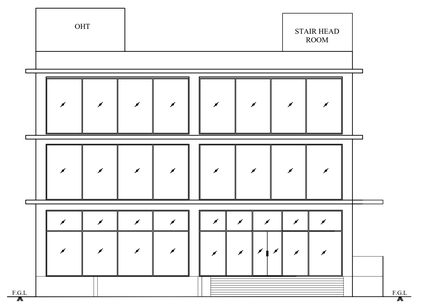
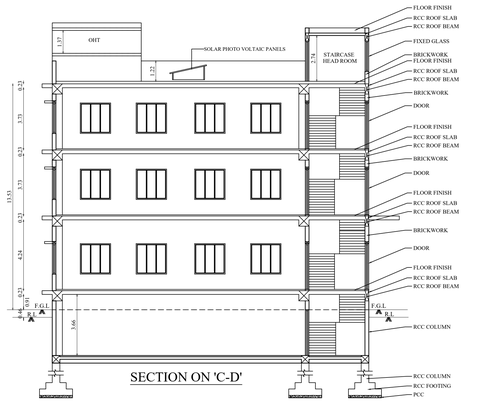
DIGITALLY VERIFIED RECORD



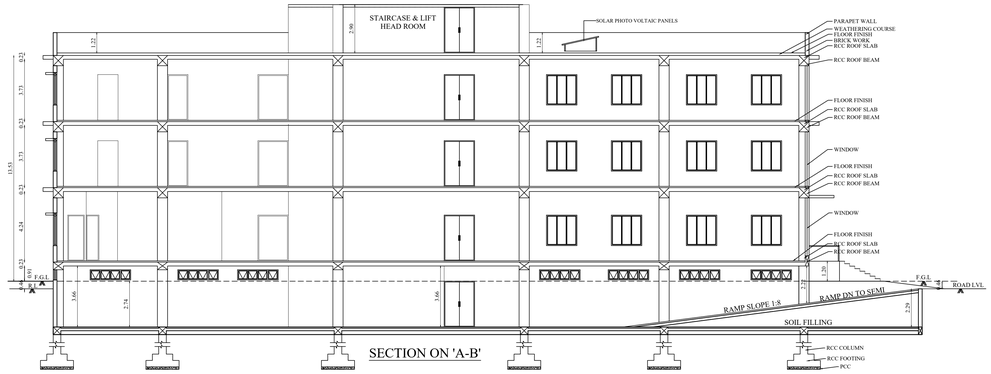
TERRACE FLOOR PLAN



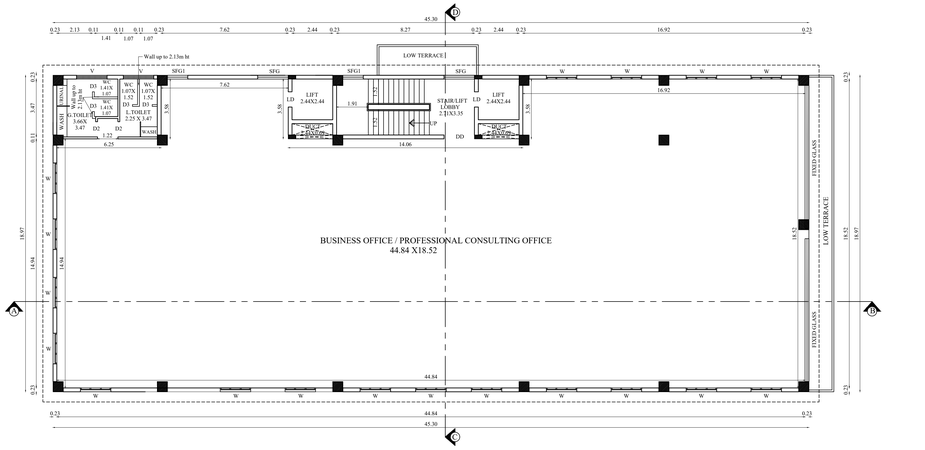
FRONT ELEVATION



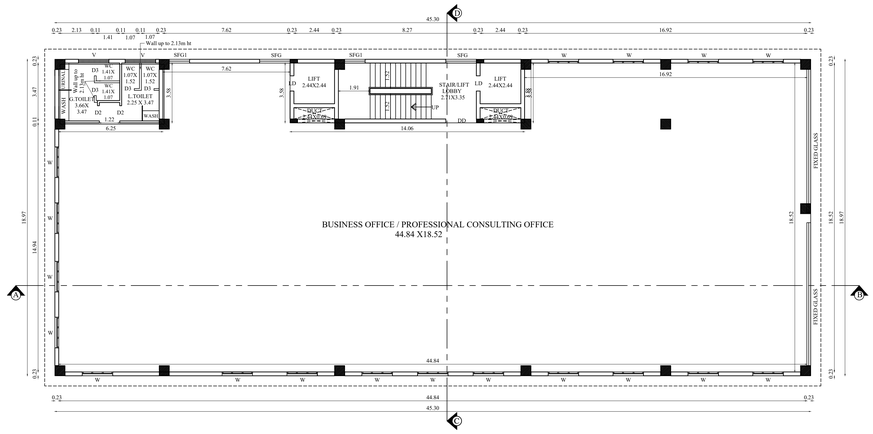
SECTION ON 'C-D'



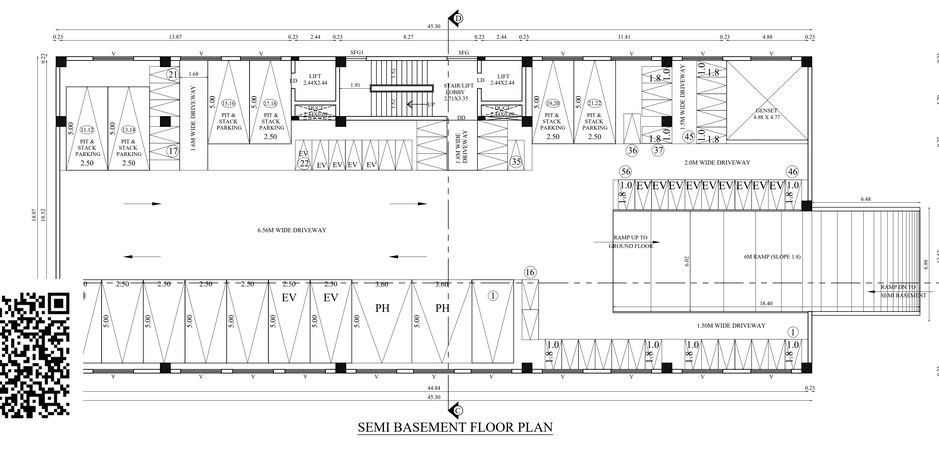
SECTION ON 'A-B'



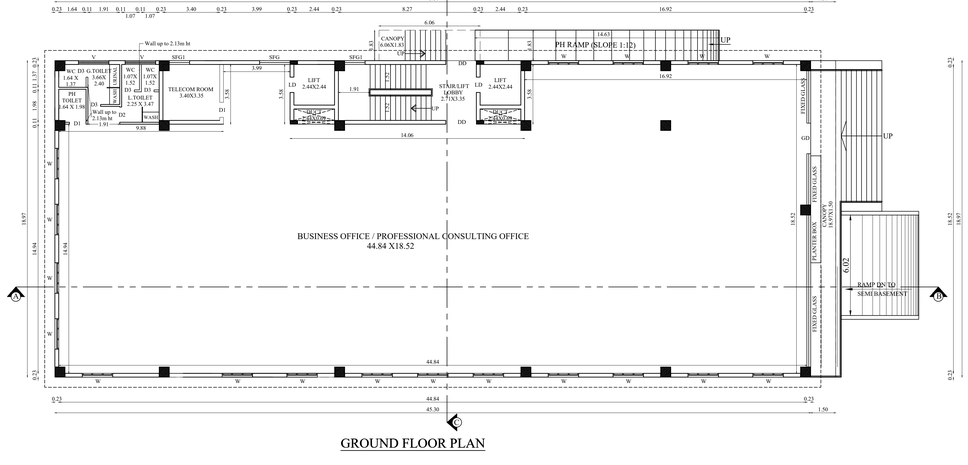
FIRST FLOOR PLAN



SECOND FLOOR PLAN



SEMI BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

FLOOR PLANS , SECTION & ELEVATION	SHEET NO - 2/2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BUSINESS OFFICE/ PROFESSIONAL CONSULTING OFFICE BUILDING IN S.F.NO: 26/2B2B & 26/3C1 AT THUDIYALUR VILLAGE, NORTH ZONE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

Applicant Name : M/s.ARYANTA SQUARE
Online Application No : SWP/BPA/890911/2026

Site Approval No : L.P/CLPA No. 559/2026
Building Planning Permission No : 708/2026

North

Scale 1 : 100

AREA DETAILS:

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
SEMI BASEMENT	-	859.53	859.53
GROUND FLOOR	895.74	-	895.74
FIRST FLOOR	856.19	-	856.19
SECOND FLOOR	856.19	-	856.19
HEAD ROOM	-	48.69	48.69
TOTAL	2608.12	908.22	3516.34

JOINERY DETAILS		
TYPE	DESCRIPTION	SIZE
GD	GLASS DOOR	1.83 X 2.74
DD	DOUBLE DOOR	1.83 X 2.74
LD	LIFT DOOR	0.91 X 2.74
D1	DOOR 1	0.91 X 2.74
D2	DOOR 2	0.76 X 2.74
SD	SWING DOOR	0.90 X 2.74
W	WINDOW	1.83 X 1.83
SFG	S.FIXED GLASS	1.83 X 2.74
SFG1	S.FIXED GLASS 1	1.22 X 2.74
V	VENTILATOR	1.83 X 0.61

All metric dimensions are in metre

— FIRE EXTINGUISHER

M.BHUVANASUNDAR
B.Arch., M.B.E.M., A.I.I.A., A.I.I.D.
Registered Architect, Regd. No. CA/86/10288
SUNDAR SUNDRAM ARCHITECTS
512/2, A3, Oak Terrace, Kallimadai Road,
Singanallur, Coimbatore - 641005.

Architect

Er. BA. KANNA CHOCKKALINGAM
M.E(Structures), A.I.V., M.I.E., M.I.S.T.E
REGISTERED STRUCTURAL ENGINEER
Reg. No: Coimbatore LPA / SE / GR-I / 006 / 2024
No: 400, Bharathiyar Road,
New Siddhapudur, Coimbatore - 641 044.
Mob: +91 93631157772

Structural Engineer

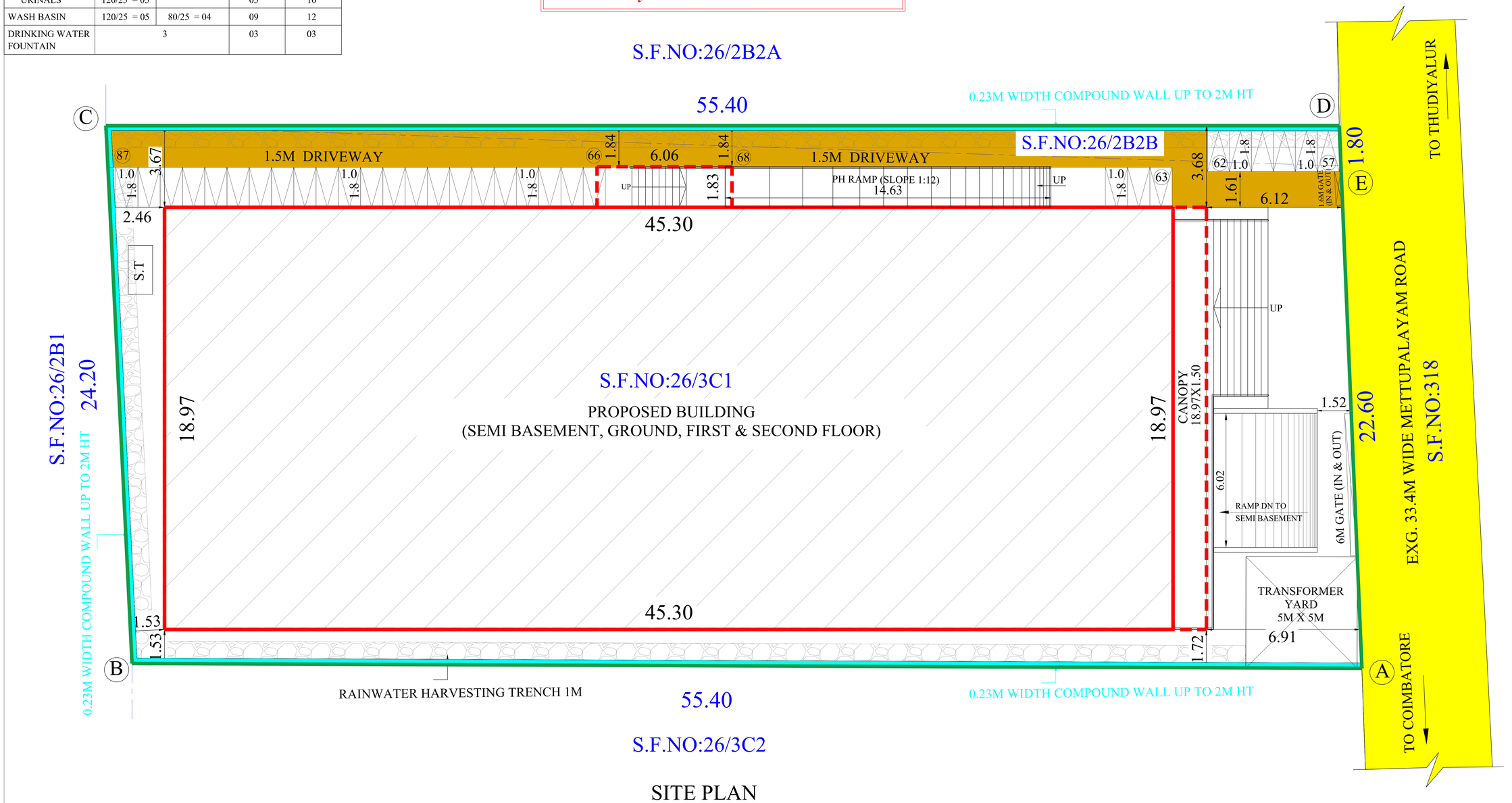
For ARYANTA SQUARE
Partner

Applicant

SANITARY REQUIREMENTS DETAILS				
	MALE (300 Nos)	FEMALE (320 Nos)	TOTAL REQUIRED	TOTAL PROVIDED
W.C	120/25 = 05	80/15 = 06	11	14
URINALS	120/25 = 05		05	10
WASH BASIN	120/25 = 05	80/25 = 04	09	12
DRINKING WATER FOUNTAIN	3		03	03

Applicant Name : M/s.ARYANTA SQUARE
Online Application No : SWP/BPA/890911/2026
Site Boundary Shown as "A to E"

Site Approval No : L.P/CLPA No. 559/2026
Building Planning Permission No : 708/2026



SITE PLAN

SITE PLAN	SHEET NO:1/2

PLAN SHOWING THE PROPOSED CONSTRUCTION OF BUSINESS OFFICE/ PROFESSIONAL CONSULTING OFFICE BUILDING IN S.F.NO: 26/2B2B & 26/3C1 AT THUDIYALUR VILLAGE, NORTH ZONE, COIMBATORE NORTH TALUK, COIMBATORE CORPORATION.

AS PER MASTER PLAN USE 2041 - COMMERCIAL

North

Scale 1 : 100

AREA DETAILS:

S.NO:	S.F.NO:	As Per TSLR	As Per Document
1.	26/2B2B	51.00	50.72
2.	26/3C1	1299.00	1298.36
	TOTAL	1350.00	1349.08

AREA OF THE SITE : 1349.08 Sqm

Floor Name	FSI Area (in Sqm)	Non-FSI Area (in Sqm)	Total Area (in Sqm)
SEMI BASEMENT	-	859.53	859.53
GROUND FLOOR	895.74	-	895.74
FIRST FLOOR	856.19	-	856.19
SECOND FLOOR	856.19	-	856.19
HEAD ROOM	-	48.69	48.69
TOTAL	2608.12	908.22	3516.34

HEIGHT OF THE BUILDING -13.53 M

FLOOR SPACE INDEX = $\frac{2608.12}{1349.08}$ = 1.933

All metric dimensions are in metre

FIRE HOSE REEL

FIRE EXTINGUISHER

PARKING DETAILS

Total Office Area : 2608.12 Sqm

2608.12 X 75% = 1956.09 Sqm

	TWO WHEELER PARKING		CAR PARKING	
	Required	Provided	Required	Provided
Every 100 Sqm 1 Car	-	87	20	22
Every 25 Sqm 1 Two Wheeler	79		-	
Visitor's 10%	08		02	
TOTAL	87		22	

(PHYSICALLY HANDICAPPED PARKING INCLUDED)

Note:

- Site Boundary (A,B,C,... & E)
- Proposed Building
- Existing Road

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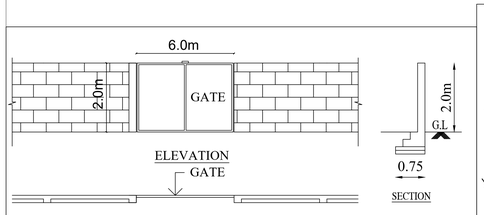
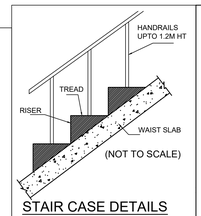
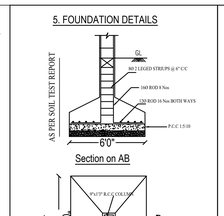


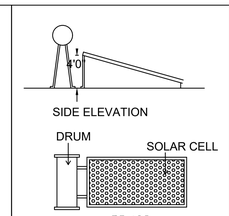
COMPOUND WALL & GATE DETAIL

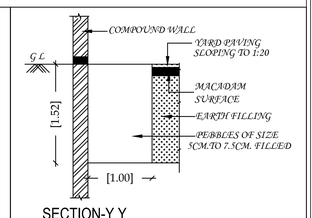


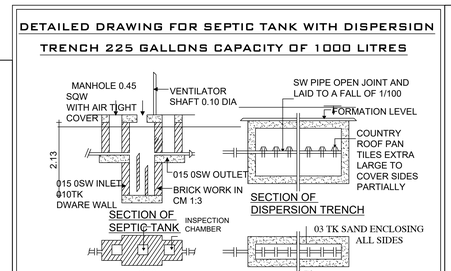
STAIR CASE DETAILS

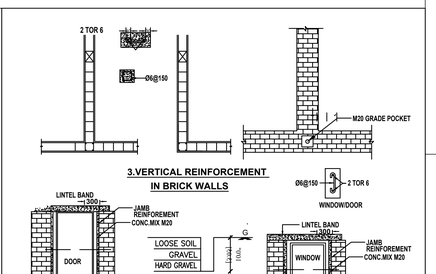
1. WIDTH - 1.52 M
2. RISE - 0.15 M
3. TREAD - 0.30 M











THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.